

## \$345,000 - 42 8315 180 Avenue, Edmonton

MLS® #E4431042

**\$345,000**

3 Bedroom, 2.50 Bathroom, 1,533 sqft

Condo / Townhouse on 0.00 Acres

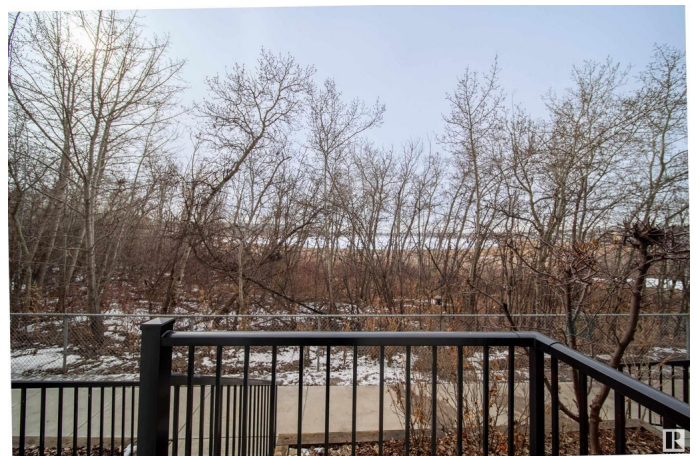
Klarvatten, Edmonton, AB

Welcome to this meticulously maintained 3-story townhouse, offering both comfort and style in a prime location. Situated with a picturesque view of downtown Edmonton from the top floor, this home provides a serene living experience that blends modern convenience with natural beauty. Enter through the attached double garage or the front door on the main level, where you'll find a versatile den/flex room—perfect for a home office or additional living space. On the second level, enjoy an expansive open-concept living and kitchen area, ideal for entertaining or relaxing with family. The spacious kitchen features a large peninsula, perfect for meal prep and casual dining. A convenient half bath completes this level. The top floor includes three well-sized bedrooms, including a master suite with a private ensuite bathroom for ultimate privacy. An additional full bath and laundry area are also located on this floor. Located minutes from CFB Edmonton, 97 Street and Anthony Henday!

Built in 2012

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4431042  |
| Price    | \$345,000 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,533             |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 42 8315 180 Avenue |
| Area        | Edmonton           |
| Subdivision | Klarvatten         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5Z 0J2            |

### Amenities

|           |                                                                                                                                                                       |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Visitor, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached                                                                                                                                                |

### Interior

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                           |
| Stories           | 3                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                 |
| Basement          | None, No Basement                                                                                                                                   |

### Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                 |
| Exterior Features | Private Setting, Public Transportation, Schools, Shopping Nearby, View Lake |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 3                |
| Zoning         | Zone 28          |
| Condo Fee      | \$270            |

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Listing information last updated on April 19th, 2025 at 1:17pm MDT